



## Land to the East of 28 Groombridge Road E9 7DP

London, E9 7DP

### Freehold residential development for sale in Victoria Park, E9

**1,453.50 sq ft**  
(135.03 sq m)

- Planning Consented
- Part three & part four-storey house
- Private garden & roof terrace
- Site Footprint 753.5 sq ft
- Build GIA 1,453.5 sq ft
- Prime Victoria Park location

# Land to the East of 28 Groombridge Road E9 7DP, London, E9 7DP

## Summary

Available Size	1,453.50 sq ft
Price	£750,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

## Description

This striking three-storey new-build with a roof level offers around 1,453.5 sq ft of modern living, including an open-plan kitchen/dining with garden access, a bright dual-aspect living room, three double bedrooms, and two bathrooms, including a principal suite with a roof terrace. Large windows and dual-aspect layouts maximise light and views of Well Street Common. Blending modernist design with generous outdoor space, it offers a rare bespoke family home in Hackney.

Purchasers should note that approximately £65,000 in Section 106/affordable housing contributions is payable once development commences.

## Location

This plot, located east of 28 Groombridge Road, E9, sits on a quiet residential street leading directly onto Well Street Common. It's close to Victoria Park Village, with independent shops and eateries including The Ginger Pig, Jonathan Norris, Pophams, Okko, and The Empress of India. Victoria Park, with its boat lake, weekly food market, and canal towpath, is just a few minutes' walk away, while Homerton Station offers easy access to central London.

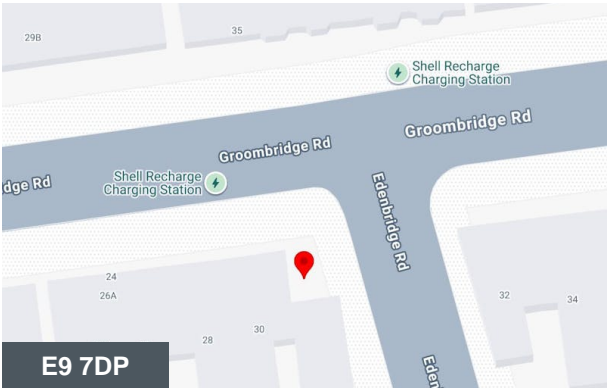
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	415	38.55
1st	410	38.09
2nd	410	38.09
3rd	218.50	20.30
Total	1,453.50	135.03

## Terms

The freehold is available subject to a price of £750,000. All other terms and conditions by negotiation.



## Viewing & Further Information



**George Sarantis**

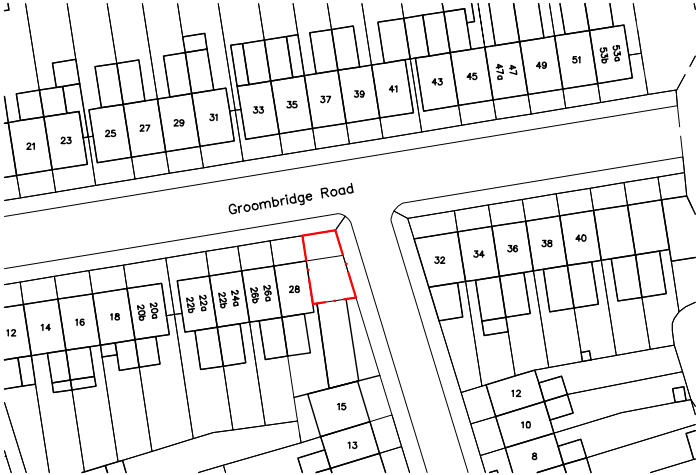
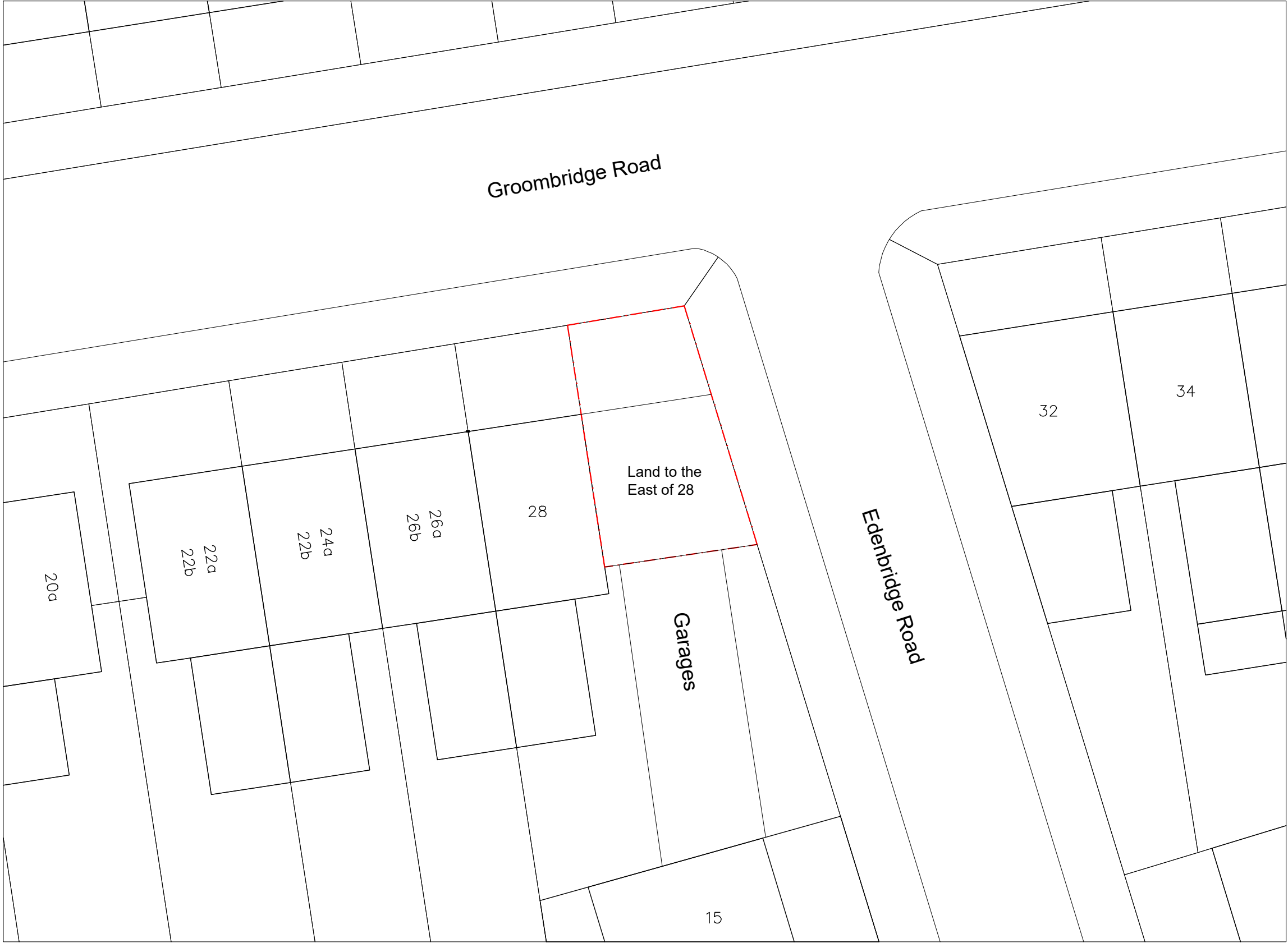
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george@fyfemcdade.com



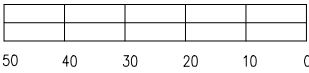
**Quba Medford**

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quba@fyfemcdade.com



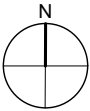
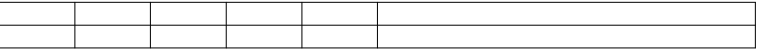


Location Plan 1:1250



1:1250

Site Plan 1:200



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project name and address  
Groombridge Rd  
Land to the East of 28 Groombridge Road, E9 7DP

drawing name

PR Site Plan

dwg no.  
118

revision  
Rev. A

scale  
1 : 200 @A3

project no.  
2313

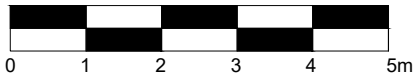
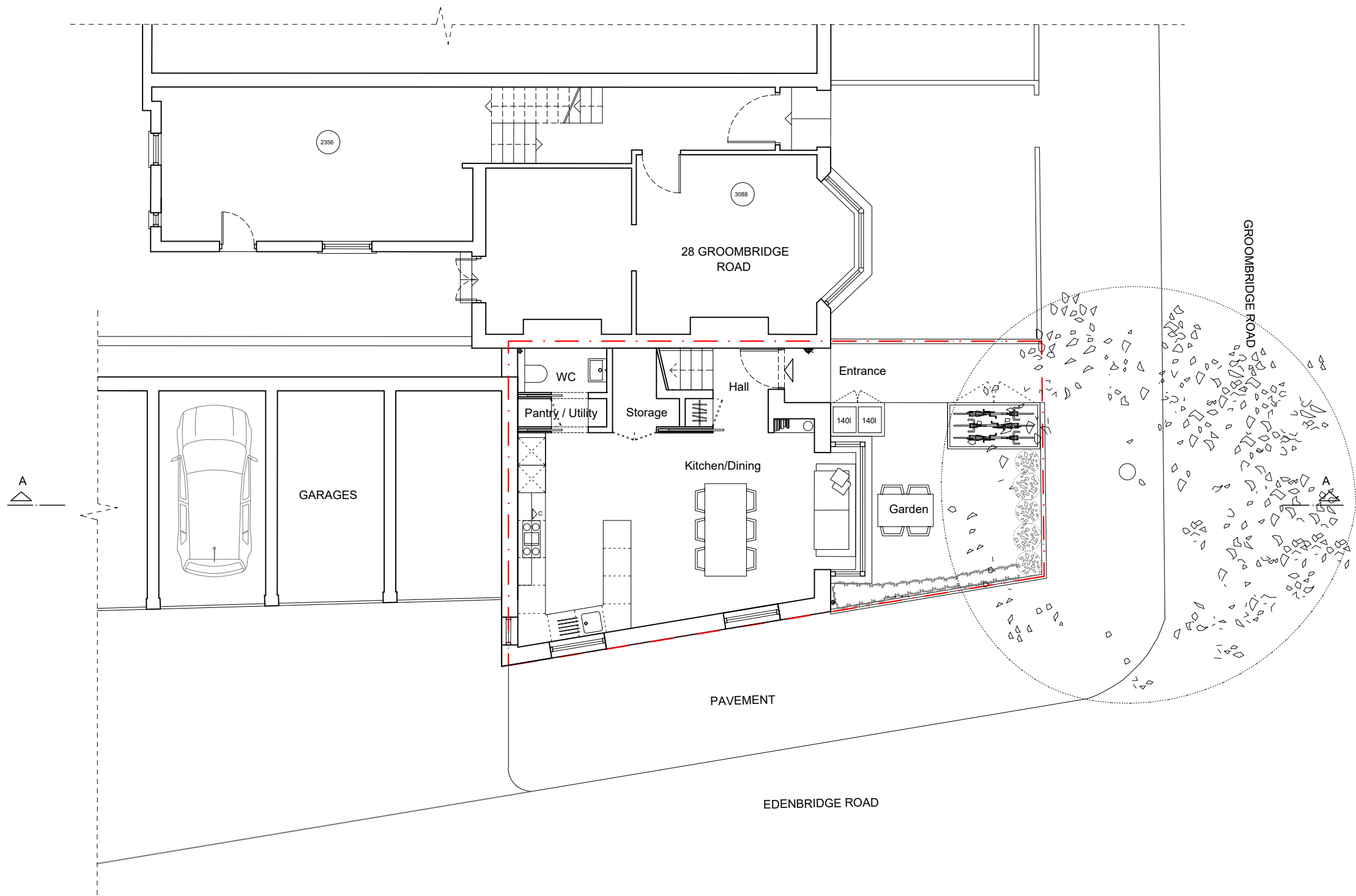
status  
Information

drawn by  
BK



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			Groombridge Rd Land to the East of 28 Groombridge Road, E9 7DP		119	2313
			drawing name		revision	status
			PR Block Plan		Rev. A	Information
				scale	drawn by	
				1 : 200 @A3	BK	

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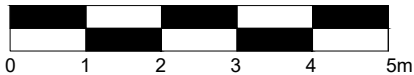
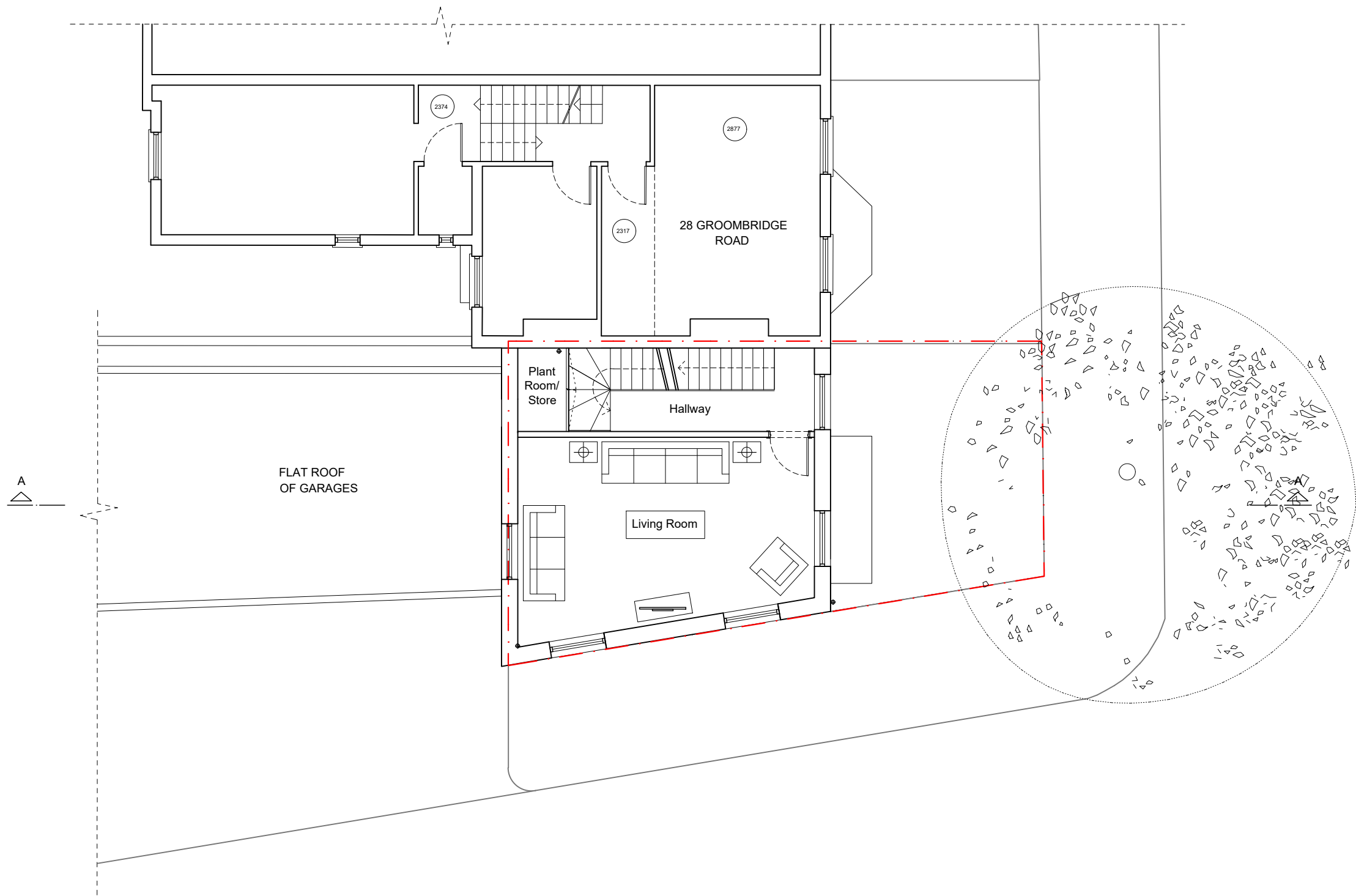
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Rev. B	Issued for information	13/03/2024
Rev. C	Issued for information	21/05/2024
Rev. D	Issued for information	05/07/2024

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project name and address	dwg no.	project no.
Groombridge Rd	120	2313
Land to the East of 28 Groombridge Road, E9 7DP	revision	status
drawing name	Rev. D	Information
Proposed Ground Floor Plan	scale	drawn by
	1 : 100 @A3	BK



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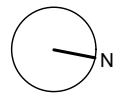
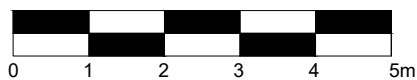
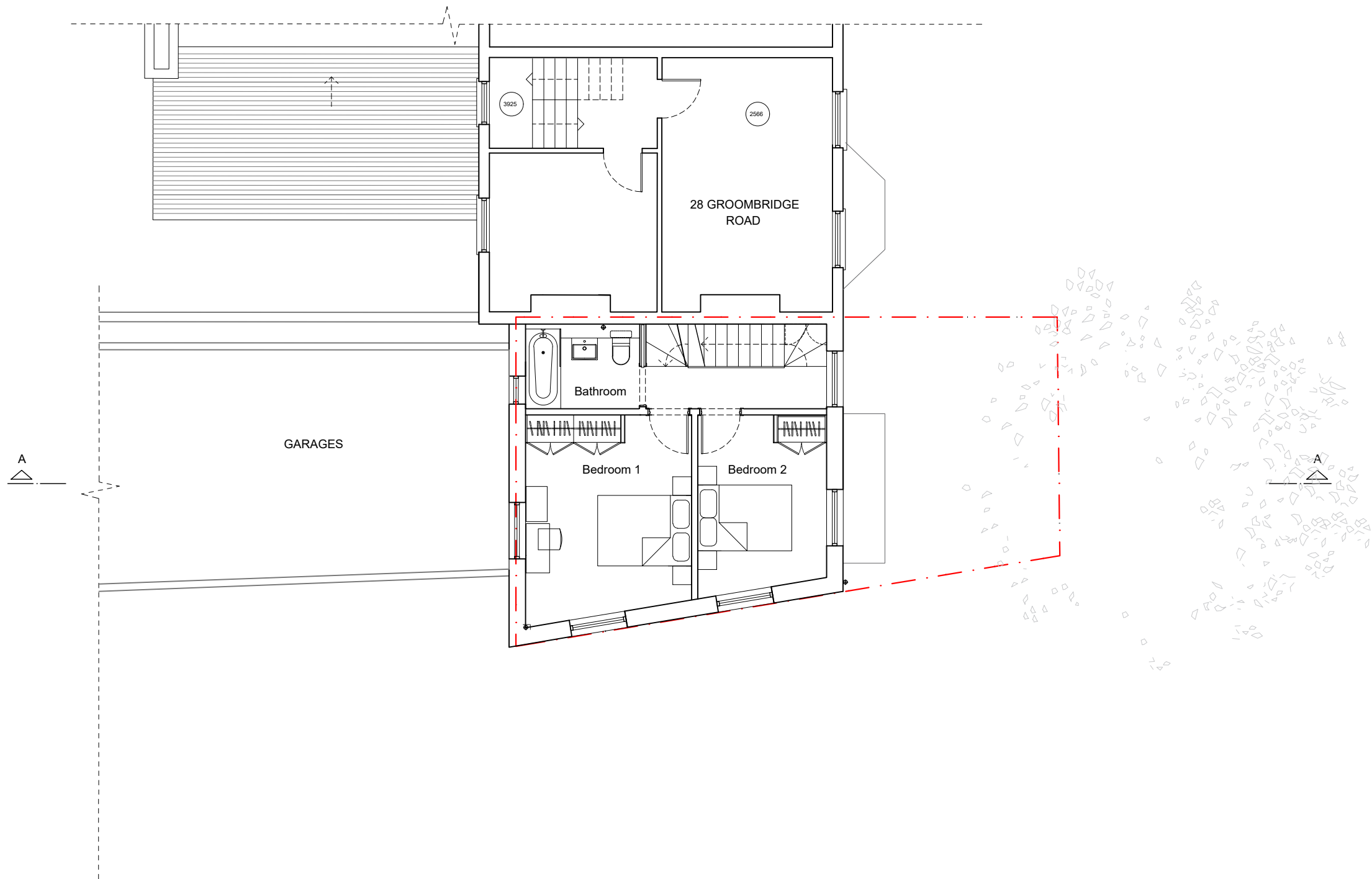
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project name and address  
Groombridge Rd  
Land to the East of 28 Groombridge Road, E9 7DP  
drawing name  
Proposed First Floor Plan

dwg no.  
121  
revision  
Rev. B  
scale  
1 : 100 @A3

project no.  
2313  
status  
Information  
drawn by  
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project name and address

Groombridge Rd  
Land to the East of 28 Groombridge Road, E9 7DP

drawing name

Proposed Second Floor Plan

dwg no.

122

revision

Rev. B

scale

1 : 100 @A3

project no.

2313

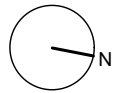
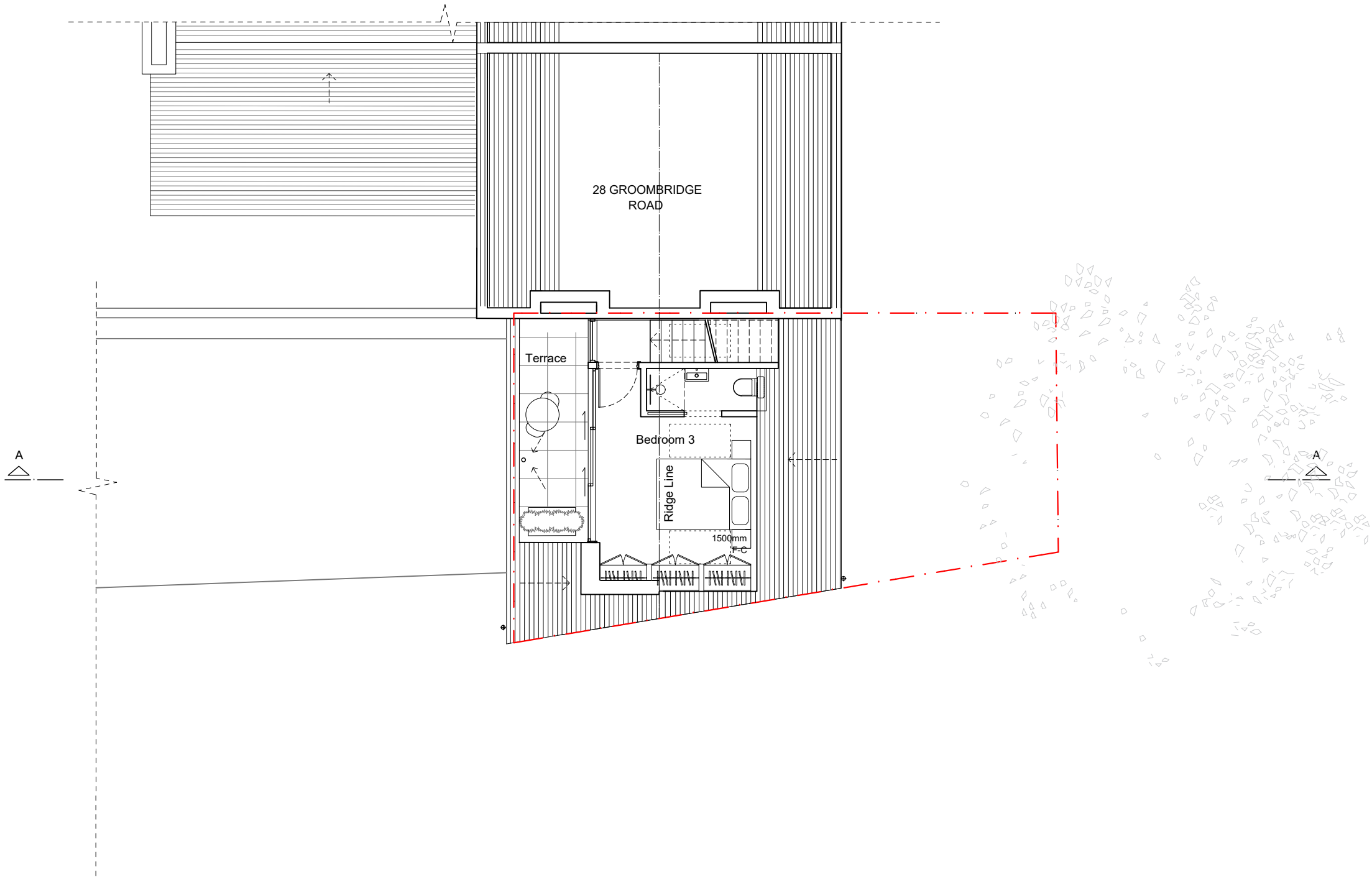
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project name and address  
Groombridge Rd  
Land to the East of 28 Groombridge Road, E9 7DP

drawing name  
Proposed Third Floor Plan

dwg no.  
123

revision  
Rev. C

scale  
1 : 100 @A3

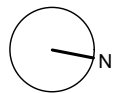
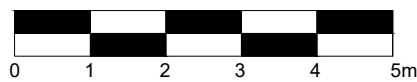
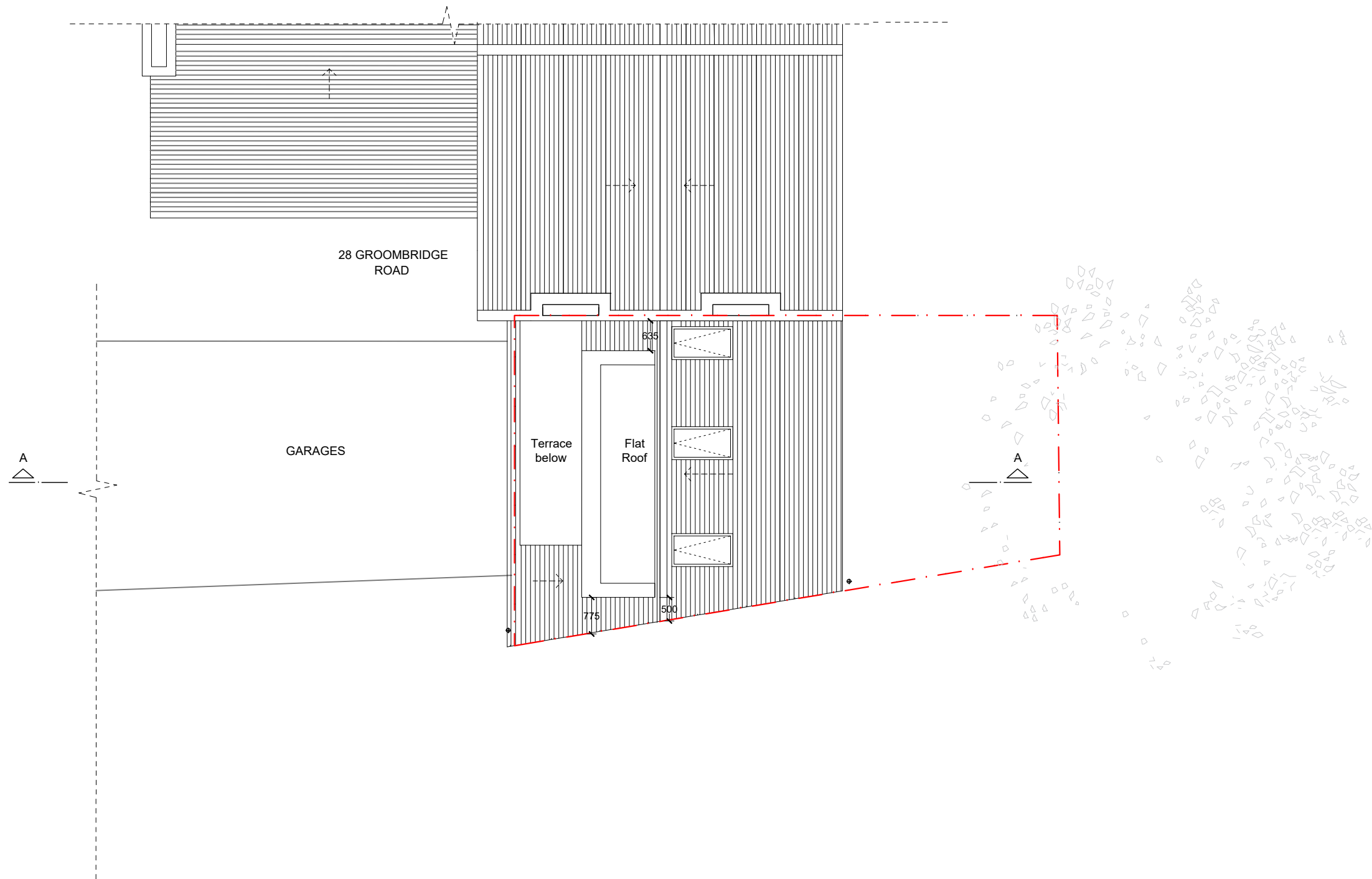
project no.  
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status  
Information

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Land to the East of 28 Groombridge Road, E9 7DP

drawing name

Proposed Roof Plan

dwg no.  
124

revision  
Rev. B

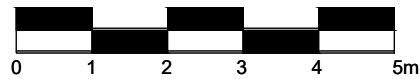
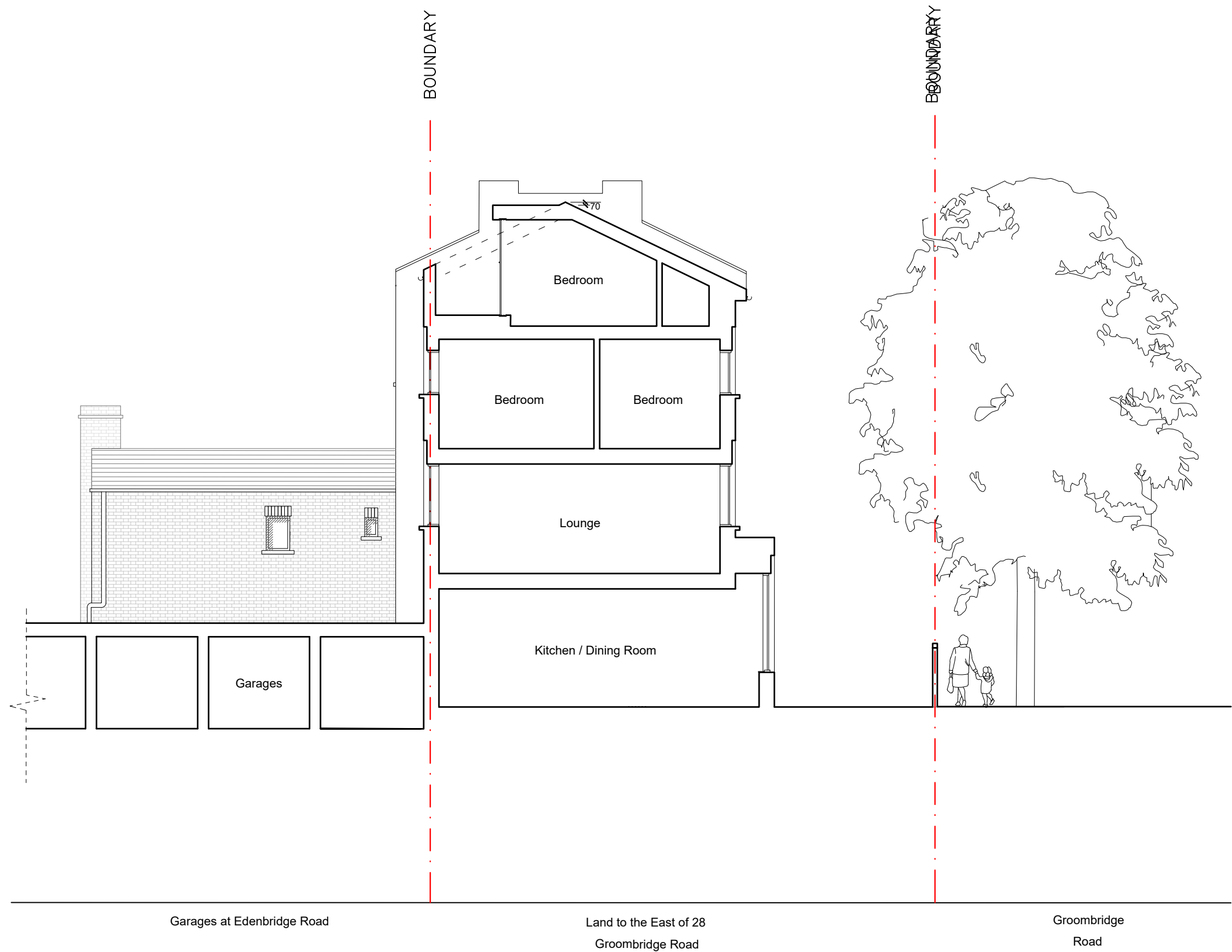
scale  
1 : 100 @A3

project no.  
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status  
Information

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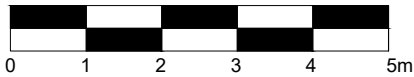
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project name and address
Groombridge Rd Land to the East of 28 Groombridge Road, E9 7DP
drawing name
Proposed Section A-A

dwg no. 210	project no. 2313
revision Rev. B	status Information
scale 1 : 100 @A3	drawn by BK

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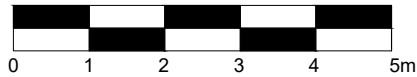
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project name and address  
Groombridge Rd  
Land to the East of 28 Groombridge Road, E9 7DP  
drawing name  
Proposed North Elevation

dwg no. 310	project no. 2313
revision Rev. B	status Information
scale 1 : 100 @A3	drawn by BK



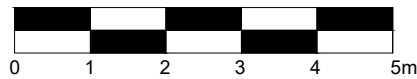
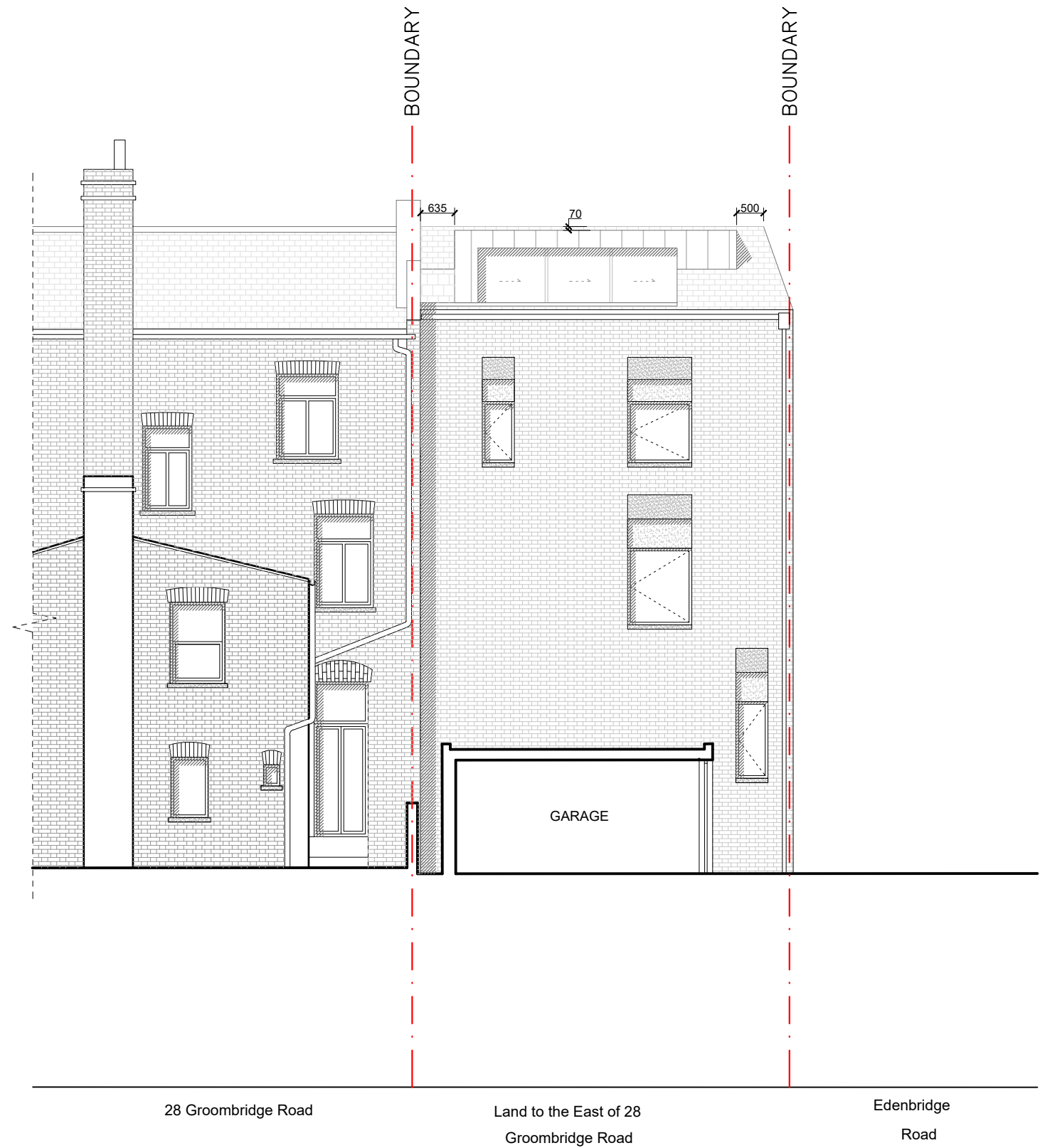
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project name and address  
Groombridge Rd  
Land to the East of 28 Groombridge Road, E9 7DP  
drawing name  
Proposed East Elevation

dwg no. 311	project no. 2313
revision Rev. B	status Information
scale 1 : 100 @A3	drawn by BK



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project name and address

Groombridge Rd  
Land to the East of 28 Groombridge Road, E9 7DP

drawing name

Proposed South Elevation

dwg no.  
312

revision  
Rev. C

scale  
1: 100 @A3

project no.  
2313

status  
Information

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